

Minutes of the Rio Nuevo Citizen's Advisory Committee

Wednesday, September 6, 2006 5:30 p.m. at the Rio Nuevo Community Meeting Room, 52 W. Congress Street, 2nd Floor, Tucson, Arizona.

A quorum was not present at 5:30 p.m. Prior to convening the meeting, Mr. Biggers unofficially spoke to the members present on the progress of the Rialto Theatre Block. The discussion was not recorded. No action was discussed or taken.

1. Roll Call

A quorum was present at 6:00 p.m. and the meeting was called to order.

	Appointee	Present	Absent
Tillie Arvizu	Mayor	x (left at 6:57 p.m.)	
Chris Sheafe	Mayor	x	
Michael Hammond	Mayor	x	
Gilbert Veliz	Ward 1	x (arrived at 6:00 p.m.)	
Ed Cobos	Ward 1		x
Rick Luyties	Ward 1		x
Carmen Villa Prezelski	Ward 2		x
William Podolsky	Ward 2		x
Michael Crawford	Ward 2	x (arrived at 6:24 p.m.)	
Karen Greene	Ward 3	x (arrived at 6:10 p.m.)	
Pat Benchik	Ward 3	x	
Richard Studwell	Ward 3	x	
Michael Tone	Ward 4		x
Bill Hughey	Ward 4	x	
Michael Hackstadt	Ward 4		x
Jack Scott	Ward 5		x
Kris Masalsky	Ward 5	x	
Vacant	Ward 5		
Jeff DiGregorio	Ward 6	x	
Gayle Hartmann	Ward 6	x	
John Richards	Ward 6	x	

Rio Nuevo staff members present:

- Bill O'Malley, Construction Manager
- Virginia Monyak, Staff Assistant

Guests:

- Doug Biggers, Congress Street Investors, L.L.C.,
- Jerry Dixon, Rio Development

It is the intent of these meeting minutes to get the general meaning of the discussion, summarize what happened and record official actions. The minutes are not intended to be a verbatim transcription of all that was said. Audio tapes of the meeting are available for review at the Rio Nuevo Office, located at 52 W. Congress.

2. Call to the Audience

No one responded.

3. Approval of the August 2, 2006 Meeting Minutes

Mike Hammond moved to approve the minutes as presented by staff. John Richards seconded the motion. The motion passed unanimously (11-0). Ms. Greene and Mr. Crawford were not present for the approval of the minutes.

4. Rialto Theater

Item withdrawn.

5. Mercado District of Menlo Park

Mr. Dixon provided an update on the project and introduced a concept for a proposed Mercado on a piece of property adjacent to his project. Although he has presented his proposal to the City Manager, the remaining acreage on the west side is scheduled to be released for RFP and it was suggested that Mr. Dixon partner with others and he could submit the Mercado proposal as part of a larger project.

Reception by the committee members was mixed. While some members liked the idea, others expressed concern regarding its viability and compared it to the Arizona Center in Phoenix, a struggling downtown Phoenix office and retail complex.

No action was taken on this item.

6. West Side Cultural Campus

Mr. O'Malley provided an update on the project. Design workshops and advisory team meetings resulted in four design options. A consistent element with all the plans is having the buildings setback away from the neighborhoods. However, street alignments and building placements differ with each option. The options were presented to the public at an open house held on August 23rd. Over 100 people were in attendance.

Discussions continue with the Arizona Historical Society and Arizona State Museum on building programs and shared spaces. Also, since the University of Arizona has abandoned their bridge concept, the team is now focusing on providing the University with enough space to fully accommodate them on the west side.

Therefore, the four options being presented are already being revised.

Staff continues to work on designing the Mission San Agustin project, which includes the Mission Complex, Mission Gardens, Origins Center, and park/open space. Archeology and

landfill mitigation also is continuing. The cultural plaza and mixed use parking facility will be separate projects discussed at a later date. Site development guidelines are also being developed for the three museums.

More design workshops and advisory team meetings are scheduled and another public open house will be held on October 11th. Staff hopes to be able to present the final concept design and funding request in November. It is staff's suggestion, that all project spaces be considered as one project and the funding allocated all at once instead of considering each project funding request separately.

Committee members discussed a variety of ideas some of which follow:

- it seems like institutions are being funded instead of small businesses;
- smaller museums like the Rodeo or U.S. Postal Museums should be recruited;
- museums should take advantage of low-cost traveling exhibits provided through the Smithsonian;
- the RNCAC should be pro-active - instead of people coming to the RNCAC with ideas for projects, the RNCAC should come up with their own ideas of what they want to see happen downtown;
- extension of the TIF bill precludes the city from using TIF money to build anything on a piece of property that has been condemned by the City;
- a verbatim transcript of the conversation that took place when the UASC's original funding request was approved was requested

Chair Sheafe concluded the discussion by saying the RNCAC should focus on the overall picture rather than focusing on the \$20 million that was approved for the UASC with the condition that they not come back and ask for more money. It's going to be an entirely new project and there's a lot more money to distribute to everyone. . Back when the funding was approved, it was anticipated that TIF revenues would be \$120 million. With the TIF extension, the City is now looking at \$800 million to distribute. The committee also needs to focus on how everything fits together and ask themselves whether the projects follow the original intent of the master plan and will they add value by creating new investments by the private sector?

No action was taken on this item.

7. Monthly Project & Expenditure Updates

The only project discussed during this item was the Town West project. Mr. O'Malley noted that it received favorable backing by the Mayor & Council during Study Session today and it will be voted on this evening during the Consent Agenda. He noted that's why Mr. Shelko is not at tonight's RNCAC meeting; he's at the Mayor and Council meeting.

8. Chairperson's Summary of Current Events

Chair Sheafe had no current events to share with the committee.

9. Future Agenda Items

Chair Sheafe asked for staff to provide an update to the RNCAC at the October meeting on what's happening on the east side of the freeway - specifically, the new arena, civic plaza and hotel.

10. Adjournment

Ms. Hartmann moved to adjourn the meeting at 7:57 p.m. Mr. Benchik seconded the motion. The motion passed unanimously (12-0). Ms. Arvizu was not present for the adjournment.